



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

December 11, 2025

6:30pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Jill Leiva at 702-334-6892.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at: <https://clarkcountynv.gov/SunriseManorTAB>

Board/Council Members:

Sondra Cosgrove, Chair
Earl Barbeau, Vice-Chair
Kevin Williams, Member
Harry Williams, Member

Stephanie Jordan, Member

Secretary:

Jill Leiva, 702-334-6892, jillniko@hotmail.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s):

County Liaison Name(s), Beatriz Martinez: Beatriz.Martinez@clarkcountynv.gov; William Covington, William.covington@clarkcountynv.gov; Anthony Manora: manora@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

- I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state

BOARD OF COUNTY COMMISSIONERS

TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair
JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – APRIL BECKER – MICHAEL NAFT
KEVIN SCHILLER, County Manager

your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for November 13, 2025. (For possible action)
- IV. Approval of the Agenda for December 11, 2025, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning

12/02/25 PC

1. WS-25-0709-CISNEROS RUBEN H:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce setbacks; 2) reduce building separation; and 3) increase hardscape area within the front and side yards in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Miner Way and south of Olive Street within Sunrise Manor. TS/rp/cv (For possible action) 12/02/25 PC

12/16/25 PC

2. ET-25-400121 (UC-24-0088)-MALDONADO LEON FAMILY TRUST ETAL & VACA JORGE MALDONADO TRS:
USE PERMIT FIRST EXTENSION OF TIME for large livestock (horses).

WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping on 0.7 acres in an RS20 (Residential Single-Family 20) Zone. Generally located west of Gateway Road and south of Judson Avenue within Sunrise Manor. WM/nai/cv (For possible action) 12/16/25 PC

12/17/25 BCC

3. ZC-25-0626-LINDA PROPERTIES, LLC:

ZONE CHANGE to reclassify 2.09 acres from an RS20 (Residential Single-Family 20) Zone and a CG (Commercial General) Zone to an IL (Industrial Light) Zone. Generally located south of Glen Avenue and east of Stratford Avenue within Sunrise Manor (description on file). TS/gc (For possible action) 12/17/25 BCC

4. WS-25-0627-LINDA PROPERTIES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify buffering and screening standards; 2) eliminate street landscaping; 3) modify residential adjacency standards; and 4) waive full off-site improvements.

DESIGN REVIEW for a proposed outdoor storage facility on 2.09 acres in an IL (Industrial Light) Zone. Generally located south of Glen Avenue and east of Stratford Avenue within Sunrise Manor. TS/sd/cv (For possible action) 12/17/25 BCC

5. ZC-25-0771-4643 EAST CHARLESTON BLVD, LLC:

ZONE CHANGE to reclassify 0.31 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone. Generally located east of Arden Street and south of Charleston Boulevard within Sunrise Manor (description on file). TS/jgh (For possible action) 12/17/25 BCC

6. WS-25-0772-4643 EAST CHARLESTON BLVD, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce street landscaping; and 2) alternative driveway geometrics.

DESIGN REVIEW for a proposed vehicle sales facility on 0.83 acres in a CG (Commercial General) Zone. Generally located south of Charleston Boulevard and east of Arden Street within Sunrise Manor. TS/rg/cv (For possible action) 12/17/25 BCC

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KEVIN SCHILLER, County Manager

01/06/26 PC

7. WS-25-0788-NEW STRATEGIES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; and 2) reduce access gate setback in conjunction with an existing restaurant and hookah lounge on 2.02 acres in a CR (Commercial Resort) Zone. Generally located east of Fremont Street and north of Oakey Boulevard within Sunrise Manor. TS/mh/kh (For possible action) **01/06/26 PC**

01/07/26 BCC

8. ZC-25-0778-GURUKRUPA, LLC:

ZONE CHANGE to reclassify 0.37 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located east of Fremont Street and south of Olive Street (alignment) within Sunrise Manor (description on file). TS/gc (For possible action) **01/07/26 BCC**

VII. General Business: Review and approve the 2026 meeting calendar (for possible action)

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: January 15, 2026.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Hollywood Recreation Center, 1650 S. Hollywood Blvd Las Vegas, NV 89142
<https://notice.nv.gov>

BOARD OF COUNTY COMMISSIONERS

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KEVIN SCHILLER, County Manager



Sunrise Manor Town Advisory Board

November 13, 2025

MINUTES

Board Members:	Sondra Cosgrove – Chair –PRESENT Earl Barbeau-Vice Chair-PRESENT Harry Williams-Member-PRESENT	Stephanie Jordan – EXCUSED Kevin Williams- EXCUSED Judy Rodriguez- Planning Joelen Isfatt & Jennifer Leslie-Planning
Secretary:	Jill Leiva	
County Liaison:	William Covington	

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions

The meeting was called to order at 6:30 p.m.

II. Public Comment: None

III. Approval of October 30, 2025 Minutes

Moved by: Earl Barbeau

Action: Approved

Vote: 3-0/Unanimous

IV. Approval of Agenda for November 13, 2025

Moved by: Harry Williams

Action: Approved

Vote: 3-0/Unanimous

V. Informational Items: None

VI. Planning & Zoning

12/02/25 PC

1. PA-25-700045-FB RIVIERA, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Corridor Mixed-Use (CM) on 0.96 acres. Generally located north of Las Vegas Boulevard North and west of Lamb Boulevard within Sunrise Manor. WM/gc (For possible action)

Moved by: Sondra Cosgrove

Action: Adopted per staff recommendations

Vote: 3-0/Unanimous

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KEVIN SCHILLER, County Manager

2. **ZC-25-0736-FB RIVIERA, LLC:**
ZONE CHANGE to reclassify 0.96 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-70 & APZ-2) Overlay. Generally located north of Las Vegas Boulevard North and west of Lamb Boulevard with Sunrise Manor (description on file). WM/gc (For possible action)
Moved by: Sondra Cosgrove
Action: Approved per staff recommendations
Vote: 3-0/Unanimous
3. **WS-25-0709-CISNEROS RUBEN H:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce setbacks; 2) reduce building separation; and 3) increase hardscape area within the front and side yards in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Miner Way and south of Olive Street within Sunrise Manor. TS/rp/cv (For possible action)

HOLD NO APPLICANT PRESENT

12/03/25 BCC

4. **WS-25-0719-SIENA 76 HOLDING LP & SIENA 77 HOLDING LP:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase maximum parking; 2) allow an attached sidewalk; and 3) alternative driveway geometrics.
DESIGN REVIEW for a proposed gas station and retail building on 1.88 acres in a CG (Commercial General) Zone. Generally located south of Charleston Boulevard and east of Atlantic Street within Sunrise Manor. TS/mh/kh (For possible action).
Moved by: Harry Williams
Action: Approved
Vote: 3-0/Unanimous
5. **ZC-25-0730-DELATORRE OCTAVIO TERRAZAS & ASTORGA-LOPEZ DULCE:**
ZONE CHANGE to reclassify 1.06 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RS20 (Residential Single-Family 20) Zone. Generally located east of Gateway Road and north of Tonopah Avenue within Sunrise Manor (description on file). TS/rk (For possible action)
Moved by: Harry Williams
Action: Approved w/ condition that there are no roosters, max 4 horses & no other large livestock allowed
Vote: 2-1
6. **ZC-25-0737-DUGGANNY HOLDINGS, LLC-SERIES II:**
ZONE CHANGE to reclassify 6.26 acres from an IP (Industrial Park) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-65, AE-70, & APZ-2) Overlay. Generally located north of Carey Avenue and east of Marion Drive within Sunrise Manor (description on file). MK/jgh (For possible action)
Moved by: Harry Williams
Action: Approved per staff recommendations
Vote: 2-1
7. **VS-25-0738-DUGGANNY HOLDINGS L L C-SERIES II:**
VACATE AND ABANDON a portion of a right-of-way being Marion Drive located between Cartier Avenue and Carey Avenue within Sunrise Manor (description on file). MK/md/kh (For possible action)
Moved by: Sondra Cosgrove
Action: Approved per staff recommendations
Vote: 3-0/Unanimous
8. **UC-25-0739-DUGGANNY HOLDINGS LLC-SERIES II:**
USE PERMITS for the following: 1) outdoor storage; and 2) truck parking.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase maximum parking; 2) eliminate parking lot landscaping; 3) allow attached sidewalks; 4) allow an existing pan driveway; and 5) eliminate throat depth.
DESIGN REVIEWS for the following: 1) outdoor storage; 2) truck parking; and 3) all accessory and ancillary uses including storage containers, modular office, vehicle fuel island, paint booth, office/warehouse building, storage and

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vehicle maintenance building, and vehicle wash on 6.26 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65, AE-70, and APZ-2) Overlay. Generally located east of Marion Drive and north of Carey Avenue within Sunrise Manor. MK/md/kh (For possible action)

Moved by: Harry Williams

Action: DENIED: All Waivers, Design Review #1 & Use Permit #1. APPROVED: Use permit #2 & Design Review #2 & #3 per staff recommendations

Vote: 3-0/Unanimous

VII. General Business: None

VIII. Public Comment: Al Rojas wanted to thank Comm. Kirkpatrick for helping clean up the RV situation on Cheyenne & Nellis Blvd. Rose Marie Groback was commenting on the speeding On Hollywood (Limit is 35mph). Earl Barbeau mentioned that the new stop sign & blinking light on Stuart & Hollywood is much better & believes it is helping.

IX. Next Meeting Date: The next regular meeting will be December 11, 2025

X. Adjournment
The meeting was adjourned at 8:07pm

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KEVIN SCHILLER, County Manager

12/02/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0709-CISNEROS RUBEN H:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce setbacks; 2) reduce building separation; and 3) increase hardscape area within the front and side yards in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located east of Miner Way and south of Olive Street within Sunrise Manor. TS/rp/cv
(For possible action)

RELATED INFORMATION:

APN:

161-06-612-045

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the front setback for an existing carport to 2 feet where 20 feet is the minimum required per Section 30.02.06B (a 90% reduction).
b. Eliminate the side interior setback for an existing carport where 5 feet is the minimum required per Section 30.02.06B.
c. Eliminate the rear setback for an existing shade structure where 5 feet is the minimum required per Section 30.02.06B.
2. Reduce the building separation between the carport and the principal dwelling to 6 inches where 6 feet is the minimum required per Section 30.02.06B (a 92% reduction).
3. Increase the hardscape area within the front and side yards to 71% where 60% is the maximum allowed per Section 30.04.01(D) (an 18% increase).

LAND USE PLAN:

SUNRISE MANOR - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 1514 Miner Way
- Site Acreage: 0.14
- Project Type: Accessory structures
- Building Height (feet): 10 (existing carport)/10 feet, 3 inches (existing patio cover)/7 (existing shade structure)
- Square Feet: 288 (existing carport)/540 (existing patio cover)/130 (existing shade structure)

Site Plan

The site plan depicts an existing single-family residence with access from Miner Way to the west. Within the front yard there is an existing carport that is set back 2 feet from the front (west) property line and zero feet from the interior side (north) property line. This carport and existing residence have a separation distance of 6 inches. Since the carport does not meet the required setback and separation distance requirements per Title 30, waivers of development standards are requested by the applicant.

Within the rear yard, there is an existing patio cover attached to the existing residence and is set back 10 feet, 2 inches from the rear (east) property line, and 15 feet, 3 inches from the interior side (north) property line, and 14 feet, 7 inches from the interior side (south) property line.

The site plan also shows an existing shade structure on the northeast portion of the existing patio cover. Photographs show that there are attached metal poles which supports the blue shade fabric and extends east toward the existing rear wall. The applicant is requesting to eliminate the rear setback for this shade structure where 5 feet is the minimum required per Title 30.

Lastly, the site presents a total of 720 square feet of hardscape area within the front and side yards. The hardscape consists of concrete. The applicant is requesting to allow the existing hardscape to remain at 71% where 60% is the maximum allowed per Title 30.

Landscaping

No new landscaping is proposed with this request.

Floor Plan & Elevations

The existing residence has an overall area of 1,760 square feet. The photos show a 10 foot high carport with an overall area of 288 square feet and is constructed of dark metal post with a green fabric shade cover. The provided photos also show a 10 foot, 3 inch high attached patio cover consisting of an overall area of 540 square feet and is constructed of metal with a beige fabric shade cover. The photos also show a 7 foot high shade structure with an overall area of 130 square feet and is constructed with metal posts and a blue fabric shade cover.

Applicant's Justification

The applicant states that the primary purpose of the carport is to protect their vehicle from adverse weather conditions such as heavy rain, winds, and sun exposure. Per the applicant, the carport frees up on-street parking, thereby reducing congestion and improving the overall safety and accessibility of the neighborhood. In the rear yard, the patio cover protects the applicant's family members from the excessive sun exposure during the summer months. Given the geographical location and the unpredictable weather patterns, it has become essential to have a covered space to ensure the longevity and maintenance of the applicant's vehicle and their rear yard. The applicant also states that sustainable materials were used. Lastly, the construction materials and design have been chosen to blend harmoniously with the existing architecture of the neighborhood, ensuring that it does not detract from the aesthetic appeal of the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
East	Neighborhood Commercial	CG	Shopping Center

Clark County Public Response Office (CCPRO)

CE25-01972 is an active violation for zoning violations (setbacks) and building accessory structures (carport) without a building permit.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waivers of Development Standards #1a, #1b, & #2

The purpose of building separation and setback requirements is to ensure structures are spaced accordingly, to reduce the visual burden and other negative impacts that come from an over-clustering of structures on a single site. The existing structures are not architecturally compatible with the existing residence. Staff finds that these requests are a self-imposed burden. Also, it is not consistent with the surrounding neighborhood. Therefore, staff cannot support these requests.

Waiver of Development Standards #1c

Staff typically does not support setback reduction requests. However, since the proposed shade structure is entirely within the rear yard, and adjacent to a commercial zoned property to the east and is buffered by substantial existing landscaping, staff can support this request.

Waiver of Development Standards #3

Code limits hardscape within the 60% to minimize the heat island effect and storm water runoff. The addition of any landscaping would help the property come closer to the intent of Title 30 and the goals of the Master Plan. Staff understands that concrete may allow for some water percolation. However, the heat island effect is still prevalent in hard surfaces. For these reasons, staff cannot support this request.

Staff Recommendation

Approval of waiver of development standards #1c; denial of waivers of development standards #1a, #1b, #2, and #3.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

If approved:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RUBEN CISNEROS, 1514 MINER WAY, LAS VEGAS, NV 89104

CONTACT: RUBEN CISNEROS, 1514 MINER WAY, LAS VEGAS, NV 89104

Justification Letter for Already Built Car Port

Ruben Cisneros

1514 Miner Way

Las Vegas, NV 89104

Elpanadero69@yahoo.com

Rubycisneros43@yahoo.com

(702) 400-9735

03/11/2025

Clark County Building Department

4701 West Russell Rd

Las Vegas, NV 89118

Dear Clark County Building Department,

I hope this letter finds you well. I am writing to provide a justification for the car port that was constructed at my residence located at 1514 Miner Way Las Vegas, NV 89104; due to a code enforcement received. I understand the importance of adhering to local regulations and obtaining the necessary permissions for building structures. I would like to explain the reasons behind the construction and seek your understanding and approval for the same.

Purpose and Necessity

The primary purpose of the car port is to protect my vehicle from adverse weather conditions such as heavy rain, winds, and sun exposure. In the back yard, it is mostly to protect my family and grandkids from the excessive sun exposure during the summer times. Given the geographical location and the unpredictable weather patterns, it has become essential to have a covered space to ensure the longevity and maintenance of my vehicle and yard. The car port also provides an added layer of security, by reducing the vehicle's interior temperature.

Compliance with Regulations

I assure you that the car port has been built with careful consideration of all relevant building codes and regulations. The structure is well within the property boundaries and does not encroach upon any public or private land. Additionally, the construction materials and design have been chosen to blend harmoniously with the existing architecture of the neighborhood, ensuring that it does not detract from the aesthetic appeal of the area. The ports are built with iron metal and 100% solution dyed acrylics awning and marine fabric. The car port is located west front of house and is 6 inches away from the house, not touching the house. Measuring 16 ft wide and 18 ft long. The second car port in the back yard located east of the home is also not touching the house, property wall by 1 foot. It measures 30 ft by 18 ft and is 15 ft away from the property wall facing north and 14 ft away from the wall facing south. They are both portable and could be unbuilt or moved at anytime. The small canvas shown in the backyard is not built into the ground it is just to give shade to the plants, attached only by rope. Land use application being requested to reduce the front setback to 2 feet where 20 feet is required, per Section 30.02.06, to reduce the side setback to 0 feet where 20 feet is required, to reduce the building separation (carport to house) 6 inches, where 6 feet is required. Also, to reduce the building separation (patio cover to the house) 1 foot where 6 feet is required per section 30.02.06. I am also requesting waiver of development standards to reduce the building separation (patio cover to shade structure) 1 foot where 6 feet is required per section 30.02.06. Also, to reduce the rear setback of the shade structure to 1 foot where 5 feet is required. Lastly, I am requesting for the waiver if development standards to increase the hardscape in the front where only 60% hardscape is permitted per section 30.04.01, the house came with all that concrete when bought.

Minimal Environmental Impact

The construction of the car port has been undertaken with a focus on minimizing environmental impact. Sustainable materials were used, and efforts were made to ensure that the natural landscape was preserved. There has been no alteration to the drainage patterns or disruption to the local flora and fauna.

Community Benefits

The car port not only serves my personal needs but also contributes positively to the community. By having a designated covered parking space, I am able to free up on-street

parking, thereby reducing congestion and improving the overall safety and accessibility of the neighborhood.

In conclusion, I kindly request your consideration and approval for the already constructed car port. I am willing to provide any additional information or make necessary modifications to ensure compliance with all regulations. Your understanding and cooperation in this matter would be greatly appreciated.

Thank you for your time and attention.

Sincerely,

Ruben Cisneros

12/16/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400121 (UC-24-0088)-MALDONADO LEON FAMILY TRUST ETAL & VACA JORGE MALDONADO TRS:

USE PERMIT FIRST EXTENSION OF TIME for large livestock (horses).
WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping on 0.7 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located west of Gateway Road and south of Judson Avenue within Sunrise Manor.
WM/nai/cv (For possible action)

RELATED INFORMATION:

APN:

140-19-610-019

WAIVER OF DEVELOPMENT STANDARDS:

Eliminate street landscaping where required per Section 30.04.01.

LAND USE PLAN:

SUNRISE MANOR - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.7
- Project Type: Large livestock (horses) and accessory agricultural structures
- Square Feet: 1,980 (9 stalls)/383 (3 accessory structures)/1,320 (corral)/approximately 6,500 (turn-out/pasture)

Site Plans

The approved plans depict fences and walls surrounding the whole property, with a fence that is approximately 135 feet from the front property line splitting the site for livestock areas and a future residence area. All existing structures are in the rear livestock area. The accessory structures consist of 2 shade structures, corral, and stables with 9 separate animal enclosures. The shade structures are each set back 5 feet from the south property line. The corral is set back 20 feet from the north property line. Seven of the stables are set back 6 feet from the west (rear) property line and 2 of the stables are set back 5 feet from the south property line.

Landscaping

No landscaping was proposed with the original application where street landscaping consisting of a minimum 10 foot wide landscape street with trees and shrubs was required.

Elevations & Floor Plan

The photographs provided with the original request depict an accessory structure, shade structure, corral, and stables, with a fence enclosing all the rear portion of the property. The existing accessory structures labeled A and B on the site plan are 64 square feet each, 9 feet 7 inches in height, and consist of white and black wood. The existing shade structure labeled C is 100 square feet, 7 feet 2 inches in height, and consists of wood. The existing stables labeled D (156 square feet), and E (144 square feet) and labeled F through L (240 square feet each) on the site plan are between 8 feet and 8 feet, 9 inches in height, and consist of wood and metal. The existing shade structure labeled M on the site plan is 215 square feet each, 9 feet in height, and consists of wood and metal. The existing accessory structure labeled N on the site plan is 255 square feet, 8 feet, 5 inches in height, and consists of wood. The existing corral and gate consist of metal.

Previous Conditions of Approval

Listed below are the approved conditions for UC-24-0088:

- Comprehensive Planning 1 year to complete the building permit and inspection process with any extension of time to be a public hearing;
- Street landscaping to match immediately adjacent properties on Gateway Road;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised the application must be complete or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Execute a Restrictive Covenant Agreement (deed restrictions).

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #9962-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

Applicant states family grievance was the reason why the building permit was not completed on time.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-24-0088	Use permit for large livestock and waiver of development standard to eliminate street landscaping	Approved by PC	May 2024

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis**Comprehensive Planning**

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds there is an active building permit for the primary structure on the property (BD-25-21616). The original condition required building permits to be issued and inspection process to be completed for the existing structures on site and there is no building permit in process for those, and the principal structure permit needs to be obtained prior to those permits and that is not issued either. However, since this is the first extension of time, staff can support this request.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Until May 7, 2026 to complete the building permit and inspection process with any extension of time to be a public hearing.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a

substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: JORGE MALDONADO

CONTACT: LLAJAIRA MALDONADO, 4077 BORATKO STREET, LAS VEGAS, NV 89115

12/17/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0626-LINDA PROPERTIES, LLC:

ZONE CHANGE to reclassify 2.09 acres from an RS20 (Residential Single-Family 20) Zone and a CG (Commercial General) Zone to an IL (Industrial Light) Zone.

Generally located south of Glen Avenue and east of Stratford Avenue within Sunrise Manor (description on file). TS/gc (For possible action)

RELATED INFORMATION:

APN:

161-07-103-006; 161-07-103-007; 161-07-103-009; 161-07-103-012

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3743 Glen Avenue & 3739 Stratford Avenue
- Site Acreage: 2.09
- Existing Land Use: Single-family residential & undeveloped

Applicant's Justification

The applicant states that the zone change request to IL zoning is necessary to allow the site to be used for outside storage.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1571-06	Reclassified APN's 161-07-103-007, 009, & 012 from R-E to C-2 zoning	Approved by BCC	December 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment & Corridor Mixed-Use	RS20 & CG	Single-family residences; off-highway vehicle, recreational vehicle, & watercraft storage facility

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Business Employment	IP	Outside storage & undeveloped
East	Business Employment	RS20	Manufactured home
West	Business Employment	RS20	Single-family residence & undeveloped

Related Applications

Application Number	Request
WS-25-0627	Waivers of development standards and a design review for outside storage is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for IL zoning is conforming to the Business Employment (BE) land use category on the site and is compatible with the surrounding area. The area between Glen Avenue to the north, the flood control channel to the south, Interstate 11 to the east, and Dalhart Avenue to the west is planned for Business Employment (BE) uses and has been transitioning to a mixture of IP and IL zoning. The proposed IL zoning on the site continues this trend. The request complies with policy 5.5.1 of the Master Plan which promotes designating and supporting development of industrial and employment areas that are proximate to air, rail, and highway facilities as Interstate 11 in nearby to the east. For these reasons, staff finds the request for IL zoning is appropriate for this location.

Staff Recommendation**Approval.**

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Fire Prevention Bureau**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; that fire/emergency access must comply with the Fire Code as amended;

Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LINDA PROPERTIES, LLC

CONTACT: SUZANA RUTAR ARCHITECT LTD., 1950 E. WARM SPRINGS ROAD, LAS VEGAS, NV 89119

12/17/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0627-LINDA PROPERTIES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify buffering and screening standards; 2) eliminate street landscaping; 3) modify residential adjacency standards; and 4) waive full off-site improvements.

DESIGN REVIEW for a proposed outdoor storage facility on 2.09 acres in an IL (Industrial Light) Zone.

Generally located south of Glen Avenue and east of Stratford Avenue within Sunrise Manor.
TS/sd/cv (For possible action)

RELATED INFORMATION:

APN:

161-07-103-006; 161-07-103-007; 161-07-103-009; 161-07-103-012

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Eliminate the landscape buffer along the east boundary line of APN 161-07-103 012 where buffering and screening shall consist of a 15 foot landscape buffer with an 8 foot high decorative screen wall per Section 30.04.02C.
 - b. Eliminate the landscape buffer along the north boundary line APN 161-07-103 012 where buffering and screening shall consist of a 15 foot landscape buffer with an 8 foot high decorative screen wall per Section 30.04.02C.
 - c. Eliminate the landscape buffer along the northwest boundary line of APN 161-07-103-012 where buffering and screening shall consist of a 15 foot landscape buffer with an 8 foot high decorative screen wall per Section 30.04.02C.
 - d. Eliminate the landscape buffer along a portion of the east boundary line of APN 161-07-03-006 where buffering and screening shall consist of a 15 foot landscape buffer with an 8 foot high decorative screen wall per Section 30.04.02C.
 - e. Eliminate the landscape buffer along a portion of the west boundary line of APN 161-07-103-006 where buffering and screening shall consist of a 15 foot landscape buffer with an 8 foot high decorative screen wall per Section 30.04.02C.
 - f. Eliminate the landscape buffer along the north boundary line of APN 161-07 103-007 where buffering and screening shall consist of a 15 foot landscape buffer with an 8 foot high decorative screen wall per Section 30.04.02C.
2. Eliminate street landscaping along Glen Avenue where a 6 foot wide landscape area consisting of 1 large tree every 30 linear feet is required per Section 30.04.01D.
3.
 - a. Allow a trash enclosure 18 feet from a residential district where a minimum of 50 feet is required per Section 30.04.06 (a 64% reduction).

- b. Allow outdoor storage adjacent to a residential zone where not permissible per Section 30.04.06E.
4. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Glen Avenue where required per Section 30.04.08C.

LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description

General Summary

- Site Address: 3739 Stratford Avenue and 3743 Glen Avenue
- Site Acreage: 2.09
- Project Type: Outdoor storage
- Number of Lots: 4
- Building Height (feet): 15 (existing building located on APN 161-07-103-006)
- Square Feet: 1,576 (existing building located on APN 161-07-103-006)
- Parking Required/Provided: 4/5
- Sustainability Required/Provided: 5/0

Site Plans

The plans submitted depict a proposed outdoor storage facility on the subject parcels. The proposed development will have a companion zone change to reclassify the parcels currently zoned either RS20 and CG zoning to IL (Industrial Light) zoning. Title states that IL zoning allows for outdoor storage as a principal use. Access to the site for outdoor storage purposes will be from a private easement along the south property lines, which connect to Stratford Avenue to the west. On the north end of parcel 161-07-103-006 (adjacent to Glen Avenue), employees will access an existing building (formerly a church building) that will be utilized as an office. Within this area, 5 parking spaces and a trash enclosure are located north of the existing building. East of the building will include a proposed 8-foot-high screened wrought iron fence with an access gate that is set back 118 feet from the north property line. A 24 foot wide driveway is proposed along the northeast property line of APN 161-07-103-006. The proposed driveway will allow for access to the office building for ingress/egress for the employees. No commercial vehicles will access the outdoor storage yard from Glen Avenue. The applicant is proposing to waive off-site improvements along this portion of the parcel adjacent to Glen Avenue.

The existing structures located on the southern portion of APN 161-07-103-006 such as the existing fence, ramp, shed, and building will be removed. The site plan also depicts that 8-foot-high CMU walls will screen the outdoor storage areas, in addition, an 8 foot high screened fence will also be installed along the southern property lines of APNs 161-07-103-006 and 161-07-103-012 adjacent to the private easements. The applicant is requesting waivers of development standards related to residential adjacency standards because the trash enclosure north of the office building will be 18 feet from a residential district where a minimum of 50 feet is required per Code. Lastly, a waiver of development standards to allow outdoor storage adjacent to a residential zone is also required to modify residential adjacency standards.

Landscaping

No landscaping is proposed with this project. The applicant is requesting a waiver of development standards to eliminate the required 15 foot wide landscape buffer adjacent to less intensive residential uses and to eliminate street landscaping along Glen Avenue. Although the 15 foot wide landscape buffer is not provided, the applicant will install an 8 foot high CMU block wall which is required for the buffering and screening standards.

Elevations

The existing building (formerly a church building) that will remain is 14 feet high with a pitched roof line and stucco finish. The applicant has not proposed any additions or alterations to the building. All improvements will be internal as tenant improvements.

Floor Plans

The plans submitted shows that the existing building will be converted to an office. This building has an overall area of 1,576 square feet.

Applicant's Justification

The proposed use will be for other companies to lease space at this location for storage of commercial vehicles. The applicant states that commercial vehicles will be stored here with customers picking up the vehicles in the morning and returning in the evening. The trucks and transports leave daily and return in the evening, and the hours of operations will be designated by the company leasing the lot. Larger and heavier equipment will be stored as far as possible away from any residential lot. The following commercial vehicles and equipment will be stored on the site, and they are the following: D-8 Track Dozers, D-6 Track Dozers, D-10 Track Dozer, Track Excavators, Scrapers (Blade Equipment), Industrial Loaders, Super Tens, End Dumps, and Side Dumps. A security gate will remain on the easement to restrict access to the site. Several waivers of development standards are requested and include buffering and screening, street landscaping, block walls and residential adjacency standards for both trash enclosure and outdoor storage as a principal use.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1571-06	Zone Change to reclassify APN's 161-07-103-007, 161-07-103-009, & 161-07-103-012 from R-E to C-2 zoning for a future commercial use	Approved by BCC	December 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Off-highway vehicle, recreational vehicle, & watercraft storage facility
South	Business Employment	IP	Outside storage & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Business Employment	RS20	Single-family residence
West	Business Employment	RS20 & IP	Single-family residence & recently approved outdoor storage yard

Related Applications

Application Number	Request
ZC-25-0626	A zone change from RS20 and CG to IL is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

Staff cannot support the requested waiver of development standards to eliminate the required buffering and screening to those residential homes that are adjacent to the proposed outdoor storage yard. Without the appropriate buffering and screening staff has concerns with impacts associated with industrial uses and associated outdoor storage as the intent of buffering and screening is to reduce such impacts of uses and activities associated with outdoor storage. The intent of installing a double row of evergreen trees per the buffering and screening criteria is to provide an appropriate level of screening. While the applicant is installing an 8 foot CMU wall along the property lines of those adjacent residences staff still has concerns regarding the intensity of the proposed use that does not incorporate the required buffering and screening. Staff cannot support these requests.

Waiver of Development Standards #2

The intent of street landscaping is to enhance the perimeter of the project site by providing shade and reducing storm water run-off as well as aesthetics. Furthermore, the required street landscaping would provide an extra additional buffer to screen outdoor storage uses from the public right-of-way. Staff find the request to waive the required street landscaping along Glen Avenue is a self-imposed burden; therefore, recommends denial.

Waiver of Development Standards #3

Staff cannot support the requested waiver of development standards to modify residential adjacency standards as they relate to the proposed location of the trash enclosure and to allow outdoor storage as a principal use adjacent to residential development. The trash enclosure could be relocated to other areas of the overall property to minimize impacts. In addition, outdoor storage as a primary use adjacent to residential uses and the applicant is not providing the requisite buffering and screening to those residential uses at 3715 Glen Avenue, 3739 Glen Avenue and 3771 Glen Avenue to screen the use. While the applicant is providing an 8 foot high CMU wall staff cannot support the waivers as any lack of buffering and screening will have significant impacts on the residential uses.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. Staff cannot support the design review as submitted for an outdoor storage yard due to the numerous waivers of development standards requested. Staff have concerns regarding the lack of buffering and screening to those residential uses adjacent to the applicant's property. Staff also have concerns over the lack of screening of the outdoor storage from the right-of-way with the request to eliminate street landscaping. Staff finds the requested waiver of development standards being sought for this use are numerous and the use as proposed would have significant impact to the neighborhood and adjacent residential uses without appropriate screening measures. Staff cannot support the proposed waiver of development standards staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #4

Staff cannot support this request to not install full off-site improvements on Glen Avenue when there are existing full off-site improvements in the surrounding areas. Additionally, full width paving, curb, and gutter allows for better traffic flow and drainage control, and sidewalks on public streets provide safer pathways for pedestrians.

Staff Recommendation

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- 5 year review of off-site improvements;
- Right-of-way dedication to include 20 feet for Glenn Avenue;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant shall agree to participate in a Special Improvement District (SID) for off-site improvements, including but not limited to, paving, curb and gutter, streetlights, and fire hydrants.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LINDA PROPERTIES, LLC

CONTACT: SUZANA RUTAR ARCHITECT LTD., 1950 E. WARM SPRINGS ROAD, LAS VEGAS, NV 89119

12/17/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0771-4643 EAST CHARLESTON BLVD, LLC:

ZONE CHANGE to reclassify 0.31 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone.

Generally located east of Arden Street and south of Charleston Boulevard within Sunrise Manor (description on file). TS/jgh (For possible action)

RELATED INFORMATION:

APN:

161-05-510-282

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4631 E. Charleston Boulevard
- Site Acreage: 0.31
- Existing Land Use: Office

Applicant's Justification

The owner would like to establish a comprehensive vehicle sales facility and to change the zoning from Commercial Professional to Commercial General to better align with the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-94-0380 (ET-03-400074)	First extension of time for a parking waiver and wall enclosed trash area	Approved by PC	May 2003
WS-01-1252	Request for a waiver to allow a freestanding sign where not allowed in a C-P zone in conjunction with an existing commercial building on 0.4 acres in a C-P Zone	Approved by PC	November 2001
VC-94-0380 (ET-98-400096)	Second extension of time for a parking waiver and wall enclosed trash area	Approved by PC	April 1998
VC-94-0380	Request for a parking waiver and wall enclosed trash area in conjunction with a medical office on 0.4 acres in a C-P (Office & Professional) Zone.	Approved by PC	April 1994

Prior Land Use Requests

Application Number	Request	Action	Date
VC-95-1437	Request for a waiver to allow turf within 6 feet of street frontage in a residential zone	Withdrawn	August 1993
VC-93-1620	Waiver to include a 912 square foot addition to an existing doctor's office	Withdrawn	September 1993

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Incorporated Clark County (City of Las Vegas)	R-3	Senior living
South	Mid-intensity Suburban Neighborhood	RS5.2	Single-family residential
East	Corridor Mixed-use	CG	Undeveloped
West	Neighborhood Commercial	CG	Retail center & medical offices

Related Applications

Application Number	Request
WS-25-0772	A waiver of development standards and design review for vehicle sales is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds the proposed conforming zone boundary amendment falls within the range of existing commercial and professional service businesses. The proposed zone change, and use are aligned with the Master Plan. In addition, this area of Sunrise Manor has a harmonious mix of residential, commercial and office professional uses so the proposed vehicle sales business wouldn't be out of place. Staff doesn't anticipate there to be any impact on the residential developments surrounding the sites. Lastly, the request complies with Policy SM-5.1 of the Master Plan which encourages the compatible development of businesses that provide an employment base near residents of Sunrise Manor. For these reasons, staff finds the request appropriate for this location.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is currently under plan review for a septic system conversion to the CCWRD sewer system; and any future modifications to existing plumbing fixtures may require additional capacity and connection fees, which will need to be addressed at that time.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NOVA AUTO, LLC

CONTACT: TAYLOR CONSULTING GROUP, INC., 8414 W. FARM ROAD #180, LAS VEGAS, NV 89131

12/17/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0772-4643 EAST CHARLESTON BLVD, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce street landscaping; and 2) alternative driveway geometrics.

DESIGN REVIEW for a proposed vehicle sales facility on 0.83 acres in a CG (Commercial General) Zone.

Generally located south of Charleston Boulevard and east of Arden Street within Sunrise Manor.
TS/rg/cv (For possible action)

RELATED INFORMATION:

APN:

161-05-510-282; 161-05-510-297

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate street trees along Charleston Boulevard where large trees shall be provided every 30 linear feet of street frontage per Section 30.04.01D.
- b. Reduce the street landscaping strip along Charleston Boulevard to 5 feet where a 10 foot wide landscape strip is required per Section 30.04.01D.
2. Allow a commercial pan driveway where a commercial curb return driveway is required per Uniform Standard Drawing 222.1.

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

SUNRISE MANOR - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4631 and 4633 E Charleston Boulevard
- Site Acreage: 0.83
- Project Type: Vehicle sales facility
- Number of Stories: 1
- Building Height (feet): 12 (existing vehicle sales building)
- Square Feet: 3,415 (existing vehicle sales building)
- Parking Required/Provided: 3/3
- Sustainability Required/Provided: 7/5.5

Site Plan

The plan depicts the development of a vehicle sales facility spanning two parcels, utilizing an existing 3,415 square foot single-story building, with 1,170 square feet designated as the sales floor area. The site includes a secured inventory lot with multiple vehicle display areas along the north, middle, and southern portion of the facility. 3 parking spaces are required per Title 30 and the site plan depicts 3 parking spaces are provided.

The main access to the site is provided via an existing driveway along Charleston Boulevard located on the northeast corner of parcel 161-05-510-297, and 161-05-510-298. A secondary access point is proposed via a one-way pan driveway from Nevada Avenue on parcel 161-05-510-297, which would serve the inventory side of the project. This driveway does not meet the commercial curb return standard and is the subject of a waiver request to allow its construction as proposed.

The site plan also depicts a 3 foot high chain link fence along the north property line, behind that 5 foot wide landscape strip adjacent to Charleston Boulevard. Along the south property line adjacent to Nevada Avenue, the applicant is proposing an 8 foot high security fence behind the 10 foot wide landscape strip. On the southeast corner, an access gate is set back 25 feet from the south property line.

The plan also depicts designated areas for trash and recycling bins behind the building and bicycle racks located east of the building. Accessible pedestrian routes are provided from the northeast corner of the site and extends toward to the building, located between the display area and inventory area of the lot.

Landscaping

The plan depicts a 5-foot-wide landscape strip along Charleston Boulevard and a 10-foot-wide landscape area along Nevada Avenue. Shrubs are provided along Charleston Boulevard, but no trees are shown along this frontage. The applicant has requested a waiver to reduce the width of the landscape strip and to allow for no trees to be installed along Charleston Boulevard. Large trees and shrubs are depicted along Nevada Avenue.

Elevations

No changes are proposed to the existing building. However, photographs show the existing stucco building with a height up to 12 feet and tile roofing. .

Floor Plans

The plan depicts a single-story commercial building totaling approximately 3,415 square feet. The layout includes a 1,170-square-foot sales area with sales offices, a finance manager's office, a hallway, a customer restroom, and a virtual showroom. The remaining 2,245 square feet is dedicated to non-sales functions, including support rooms, storage, staff restrooms, a break room, an office manager's office, and a reception area.

Applicant's Justification

Due to the operational needs of the site, the applicant requires additional open space to accommodate vehicle displays and circulation relief is sought from certain requirements,

including commercial curb returns with a standard pan driveway proposed. Additional requests include reducing the required landscape depth from 10 feet to 5 feet along Charleston Boulevard and waving the requirement to plant six trees in this area, with payment of the in-lieu fee.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400063 (UC-18-0557)	First extension of time for vehicle sales - expired	Approved by BCC	June 2021
UC-18-0557	Allowed vehicle (automobile) sales - expired	Approved by BCC	September 2018
ET-0221-06 (DR-1031-04)	Extension of time for vehicle maintenance and retail building - expired	Approved by BCC	December 2006
DR-1031-04	Vehicle maintenance and retail building - expired	Approved by BCC	July 2004
ZC-1071-02	Reclassified the site from R-2 to C-1 zone for a retail store	Approved by BCC	November 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	R-3	Multi-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
East	Neighborhood Commercial	CG	Retail
West	Neighborhood Commercial	CG	Office

Related Applications

Application Number	Request
ZC-25-0771	A zone change to reclassify APN 161-05-510-282 from CP to CG is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards #1a and #1b

The site is located in an area identified as having high exposure to heat vulnerability based on regional heat index data. While the site can physically accommodate the required 10-foot landscape strip and street trees, the request appears to be based on design preference rather than necessity, and no hardship has been demonstrated. The proposed reduction in landscaping and removal of street trees limits the site's ability to meet the intent of the landscaping standards, which are intended to mitigate urban heat island effects, reduce glare, provide pedestrian shade, and enhance the visual character of the streetscape. The request does not meet the minimum

requirements established to support environmental goals and promote pedestrian comfort along major corridors. Therefore, staff does not support these requests.

Design Review

The proposed development involves the adaptive reuse of an existing single-story commercial building to establish a vehicle sales facility across two parcels. The project is generally compatible with adjacent commercial development and maintains a scale and use consistent with the surrounding area. The existing building elevations remain unchanged and are not considered visually intrusive or undesirable in appearance. Site access is provided from Charleston Boulevard, with a secondary access point from Nevada Avenue; circulation is internalized and not expected to negatively impact adjacent roadways or neighborhood traffic. While the overall site design reflects a functional and organized layout that supports the intended use, staff does not support the companion waiver requests related to landscaping. Therefore, staff does not support this request.

Public Works - Development Review

Waiver of Development Standard #2

Commercial curb return driveways help mitigate traffic by allowing a smooth transition from the road into the commercial site, whereas pan driveways require vehicles to nearly come to a stop to negotiate a turn into a site. As such, pan driveways are not an acceptable standard for any driveways other than emergency access driveways only. Therefore, staff cannot support this request.

Staff Recommendation Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Applicant to dedicate and construct a bus shelter pad behind sidewalk, approximately 50 feet from their west property line per CCUSD No. 234.2;
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- The applicant is advised that the property is currently under plan review for a septic system conversion to the Clark County Water Reclamation District (CCWRD) sewer system. Any future modifications to existing plumbing fixtures may require additional capacity and connection fees, which will need to be addressed at that time.

**TAB/CAC:
APPROVALS:
PROTESTS:**

APPLICANT: NOVA AUTO LLC

CONTACT: TAYLOR CONSULTING GROUP, INC., 8414 W. FARM ROAD #180, LAS VEGAS, NV 89131

01/06/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0788-NEW STRATEGIES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; and 2) reduce access gate setback in conjunction with an existing restaurant and hookah lounge on 2.02 acres in a CR (Commercial Resort) Zone.

Generally located east of Fremont Street and north of Oakey Boulevard within Sunrise Manor.
TS/mh/kh (For possible action)

RELATED INFORMATION:

APN:

162-01-601-037

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase fence height to 8 feet where a maximum height of 3 feet is permitted in the front setback per Section 30.04.03B (a 167% increase).
2. Reduce the setback for an access gate to 1 foot where a minimum of 18 feet is required per Section 30.04.03E (a 94% reduction).

LAND USE PLAN:

SUNRISE MANOR - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3015 Fremont Street
- Site Acreage: 2.02
- Project Type: Fence height and access gate setback
- Fence Height (feet): 7
- Parking Required/Provided: 62/177

Site Plan

The plan depicts a commercial site featuring an existing 6,180 square foot restaurant and hookah lounge, which is located in the southeast corner of the site. Parking is provided along the north and east sides of the building, with 177 parking spaces provided where 62 are required. An existing 7 foot high fence, which includes an access gate that will be open during business hours, is set back 1 foot from the front property line along Fremont Street. In addition, an existing 7 foot high wrought iron fence is located along the northern property line, extending 16 feet from the front property line. Finally, an existing decorative wall with wrought iron on top of the wall, which is 7 feet, 6 inches in total height, is setback 4 feet from Fremont Street and located along

the southern portion of the front property line with return walls to enclose the restaurant. In addition to the waiver of development standards for the fence height, a waiver of development standards is required to reduce the setback of the access gate to 1 foot where 18 feet is required per Title 30.

Landscaping

The site features existing street landscaping consisting of trees, shrubs, and groundcover, as well as parking area landscaping consisting of trees. There are no proposed changes to landscaping associated with this application.

Elevations

The photos provided depict an existing 7 foot high decorative wrought iron fence along the front property line, which is along Fremont Street. A waiver of development standards is required to increase the fence height in the front setback to 7 feet where a maximum of 3 feet is permitted per Title 30. A portion of the wrought iron fence serves as an access gate, which is also 7 feet high. The southeast corner of the site features an existing screen wall with a decorative wrought iron fence on top, which is 7 feet, 6 inches high overall.

Applicant's Justification

The applicant states that the fence is necessary due to ongoing safety concerns in the immediate vicinity of the business. The unlawful activities occurring in the area were directly impacting the safety of employees, and customers, while hindering normal business operations. The installation of the fence has significantly improved site security by regulating site access more effectively. The access gate will remain open during business hours.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0399	Use permit for a hookah lounge in conjunction with an existing restaurant and tavern	Approved by PC	September 2022
ZC-0740-14	Zone change from H-1 and H-2 to H-1 for a tavern and banquet facility	Approved by BCC	October 2014
ET-400063-99 (ZC-2101-96)	First extension of time for a zone change from H-1, H-2, and R-4 to H-1 for a hotel and casino - expired	Approved by BCC	April 1999
ET-400089-98 (UC-0400-95)	Third extension of time for a use permit to review live entertainment - expired	Approved by PC	April 1998
ET-400215-97 (UC-0400-95)	Second extension of time for a use permit to review live entertainment - expired	Approved by PC	December 1997
UC-0400-95	First extension of time for a use permit for live entertainment - expired	Approved by PC	August 1997
UC-2100-96	Use permit for automobile sales - expired	Approved by PC	February 1997
UC-2101-96	Zone change from H-1, H-2, and R-4 to H-1 for a hotel and casino - expired	Approved by BCC	February 1997

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0400-95	Use permit for live entertainment - expired	Approved by PC	November 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Entertainment Mixed-Use	CG	Vehicle sales
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Manufactured home park
West	City of Las Vegas and Corridor-Mixed Use	C-2 (City) & CG	Mini-warehouse & vehicle sales

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis**Comprehensive Planning**Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Staff finds that the wrought iron fence and access gate have already been constructed without the requisite land use approval or building permits. While staff can understand the desire to secure the site, staff finds that the requests to increase the fence height and reduce the access gate setback are self-imposed hardships that will not substantially increase the safety and security of the site than if it was setback per Title 30 regulations. The applicant has not provided a compelling justification for why the fence and access gate cannot be redesigned or redesigned to comply with Title 30 standards. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SIERRA GROUP, LLC

CONTACT: JAVIER AVILA, NEW STRATEGIES, LLC, 3015 FREMONT STREET, LAS VEGAS, NV 89119



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101079

ASSESSOR PARCEL #(s): 16201601037

PROPERTY ADDRESS/ CROSS STREETS: 3015 FREMONT ST. LAS VEGAS NV, 89104

DETAILED SUMMARY PROJECT DESCRIPTION

This is a request for a waiver of development standards to allow fence and access gate.

PROPERTY OWNER INFORMATION

NAME: NEW STRATEGIES LLC /JAVIER AVILA PEÑA

ADDRESS: 3015 FREMONT ST

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89104

TELEPHONE: 702.270.3000

CELL

APPLICANT INFORMATION (information must match online application)

NAME: GUADALUPE ZOTEA

ADDRESS: 175 E WARM SPRING RD, STE A

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89119

TELEPHONE: 702.270.3000

CELL

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: NEW STRATEGIES LLC /JAVIER AVILA PEÑA

ADDRESS: 175 E. WARM SPRING RD STE A

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89119

TELEPHONE: 702.270.3000

CELL

ACCELA REFERENCE CONTACT ID #

*Correspondent will receive all project communication via the email entered in online application.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Javier Avila-Peña
Property Owner (Signature)*

JAVIER AVILA-PEÑA
Property Owner (Print)

09/29/2025
Date

October 1st , 2025

Planning & Zoning Department
Clark County
Department of Comprehensive Planning/Land Use
500 S. Grand Parkway, Las Vegas, NV, 89155

Subject: Request for Waiver of Development Standards – Installed Iron Fence

To Whom It May Concern:

I am writing to respectfully request an exemption from the applicable development regulations concerning a decorative iron fence with a black paint finish that has been installed at my place of business located at **3015 Fremont Street**.

Due to the urgent nature of the circumstances, the fence was installed with a one-foot setback from the property line. This action was necessitated by ongoing safety concerns in the immediate vicinity of the business, including repeated incidents involving homelessness and prostitution. These activities were directly impacting the safety of my employees and customers, as well as hindering the normal operations of the business.

The installation of the fence has resulted in a significant improvement in site security, helping to regulate access to the premises more effectively. Considering these conditions, I am hereby requesting approval for the following waivers:

Waiver of Fence Height Restriction

Permission to increase the fence height within the front setback to seven (7) feet, where a maximum of three (3) feet is permitted, pursuant to Section 30.04.03.B of the development code.

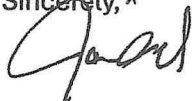
Waiver of Access Gate Setback Requirement

Permission to reduce the required setback for the access gate to one (1) foot, where a minimum of eighteen (18) feet is required, pursuant to Section 30.04.03.E.

I fully acknowledge and understand that the access gate must remain open during business hours, and I am committed to complying with this requirement.

Thank you for your attention to this matter and for your consideration of my request.

Sincerely, ^



New strategies LLC
Javier Avila-Peña
Owner

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0778-GURUKRUPA, LLC:

ZONE CHANGE to reclassify 0.37 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone.

Generally located east of Fremont Street and south of Olive Street (alignment) within Sunrise Manor (description on file). TS/gc (For possible action)

RELATED INFORMATION:

APN:

162-01-202-009

LAND USE PLAN:

SUNRISE MANOR - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2855 Fremont Street
- Site Acreage: 0.37
- Existing Land Use: Motel

Applicant's Justification

The applicant states that the existing H-2 zoning on the property is no longer a valid zoning district due to the recent update of Title 30 in January 2024. Therefore, the applicant wishes to rezone the property to CG zoning to allow for the continuous legal operations of the property as a motel for the applicant and/or any prospective buyers.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0600-96	Use permit to allow a motel in the H-2 zone and a variance to reduce the side setback to zero feet where 16 feet is required	Approved by PC	May 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	H-2	Glass/mirror sales & installation
South	Entertainment Mixed-Use	CR	Vehicle sales

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Manufactured home park
West	City of Las Vegas	C-2	Retail/office center, fast food restaurant, & multi-family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. As of January 1, 2024, H-2 zoning is no longer an established zoning district in Title 30 and is being phased out. The conversion to an appropriate zoning district, which is in conformance with the Master Plan, is encouraged by the County. The request for CG zoning is appropriate and compatible with the surrounding area and is conforming to the Entertainment Mixed-Use (EM) land use category on the site. The site itself has been operating as a motel since 1998; therefore, the request for CG zoning would be in-line with and consistent with the existing use on the site. Additionally, there are a number of CG zoned properties already in existence along this stretch of Fremont Street. The request complies with Policy 5.5.3 of the Master Plan which encourages the retention of established local business districts. For these reasons, staff finds the request for CG zoning is appropriate for this location.

This application is to reclassify the zoning of the property only. A review of the site has not been completed to verify compliance with Code or previous conditions of approval from prior land use applications; therefore, future business license or building permit applications may require approval of additional land use applications.

Staff Recommendation Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: GITA PATEL

CONTACT: GITA PATEL, 2855 FREMONT STREET, LAS VEGAS, NV 89104

DRAFT

APR. # 25-101753



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR 4 25-101753
 ASSESSOR PARCEL #(s): 16201202009
 PROPERTY ADDRESS/ CROSS STREETS: 2855 E Fremont St Las Vegas NV 89104

DETAILED SUMMARY PROJECT DESCRIPTION

Zone change From H2 to CG

PROPERTY OWNER INFORMATION

NAME: Gita Patel
 ADDRESS: 2855 Fremont St.
 CITY: Las Vegas STATE: NV ZIP CODE: 89104
 TELEPHONE: 702 998 1316 CELL 702 591 1603

APPLICANT INFORMATION (information must match online application)

NAME: Same as above
 ADDRESS: Same as above
 CITY: Las Vegas STATE: NV ZIP CODE: 89104
 TELEPHONE: 702 998 1316 CELL 702 591 1603 ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Same as above
 ADDRESS: Same as above
 CITY: Las Vegas STATE: NV ZIP CODE: 89104
 TELEPHONE: 702 998 1316 CELL 702 591 1603 ACCELA REFERENCE CONTACT ID #

*Correspondent will receive all project communication via the email entered in online application.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

[Signature]
 Property Owner (Signature)*

Gita Patel
 Property Owner (Print)

10/29/25
 Date

NIRANJAN D. PATEL

A Professional Law Corporation
18000 Studebaker Road., Suite 700
Cerritos, CA 90703
Tel: (562) 467.8952
lawrewards@ndplaw.net

BY EMAIL TO GITA PATEL (JANKIGITA@AOL.COM)

October 29, 2025

Clark County Comprehensive Planning Department

Re: Rezone Change - 2855 Fremont Street, Las Vegas, NV 89104 (Assessor's Parcel No. 162-01-202-009 ("Property").

Dear Sir/Madam:

We represent Gurukrupa, LLC, owner of the Property captioned above. The Property is currently operated as a hotel.

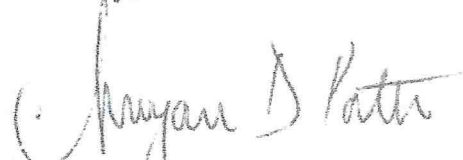
We understand that the zoning for this Property was eliminated in or about January, 2024, and a re-zone is required to continue operations as a hotel.

My client is desirous of selling this Property and ensuring that any prospective buyer is legally permitted, under applicable zoning laws, to continue to own and operate the Property as a hotel or motel.

We understand that the following zones expressly permit the operation of hotels and motels: CG, ~~CC~~ and ~~CH~~ (Table 30.03-1: Summary Table of Allowable Uses, Chapter 30.03 Use Regulations, Title 30: Unified Development Code, Clark County, Nevada). *We are asking to change zone from H 2 to zone CG*

Please assist Ms. Gita Patel with this rezone application. Thank you very much!

Sincerely,



Dr. Niranjana D. Patel
LL.M. (Harvard), S.J.D. (Harvard)